040.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	878,100	/	878,100
USE VALUE:	878,100	/	878,100
ASSESSED:	878,100	/	878,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOVIE VIRGINIA H & WILLIAM L
Owner 2:	TRS/ SOVIE FAMILY IRREVOCABLE
Owner 3:	
Street 1:	38 BOWDOIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOVIE VIRGINIA H & WILLIAM L -
Owner 2:	-
Street 1:	36 BOWDOIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Wood Shingle Exterior and 2414 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	429,400	4,700	444,000	878,100
Total Card	0.103	429,400	4,700	444,000	878,100
Total Parcel	0.103	429,400	4,700	444,000	878,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.75 | /Parcel: 363.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26867
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0002.0

!3307!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,500	4700	4,500.	444,000	878,200	878,200	Year End Roll	12/18/2019
2019	104	FV	334,100	4700	4,500.	471,800	810,600	810,600	Year End Roll	1/3/2019
2018	104	FV	334,100	4700	4,500.	344,100	682,900	682,900	Year End Roll	12/20/2017
2017	104	FV	313,400	4700	4,500.	299,700	617,800	617,800	Year End Roll	1/3/2017
2016	104	FV	313,400	4700	4,500.	255,300	573,400	573,400	Year End	1/4/2016
2015	104	FV	279,200	4700	4,500.	249,800	533,700	533,700	Year End Roll	12/11/2014
2014	104	FV	279,200	4700	4,500.	205,400	489,300	489,300	Year End Roll	12/16/2013
2013	104	FV	290,500	4700	4,500.	195,400	490,600	490,600		12/13/2012

PRINT

Date	Time
12/10/20	18:35:21

LAST REV

Date	Time
09/09/19	10:03:11

apro

USER DEFINED

Prior Id # 1:	26867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOVIE VIRGINIA	60656-489		12/5/2012	Convenience	1	No	No		
SOVIE VIRGINIA	60656-472		12/5/2012	Convenience	1	No	No		
SOVIE VIRGINIA	56461-223		2/14/2011	Convenience	1	No	No		
LAWLESS J HARVE	55217-552		8/23/2010	Family	1	No	No		
LAWLESS J HARVE	34615-316		1/22/2002	Family	1	No	No		
LAWLESS GERTRUD	27717-282		9/23/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	HS	Hanne S
5/4/2009	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing N/C	153	PATRIOT
3/4/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PDAS.

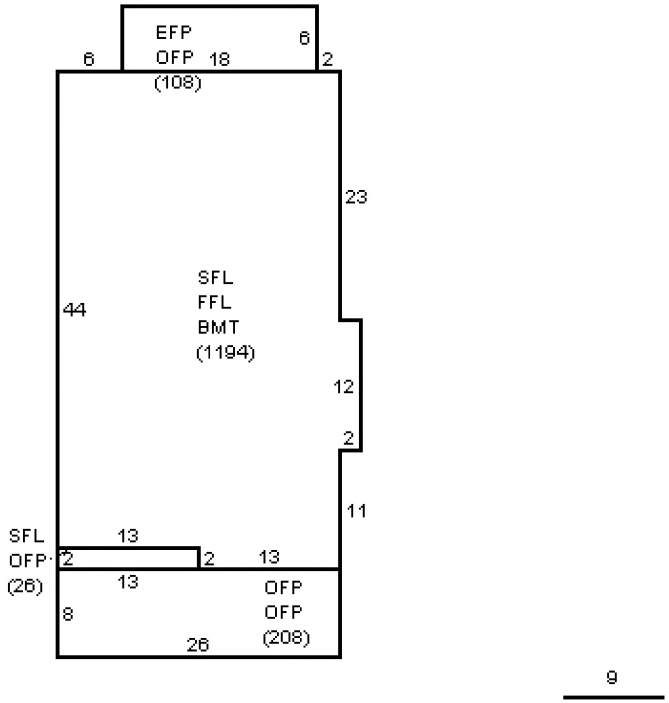
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 11	BRs: 4	Baths: 2	HB

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08496273
Const Adj.:	0.98686206
Adj $ / SQ:	182.020
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622270
Depreciation:	192904
Depreciated Total:	429366

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.02
Special Features:	0	Val/Su Net:	100.66
Final Total:	429400	Val/Su SzAd	177.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,220	182.020	222,065
BMT	Basement	1,194	54.610	65,200
FFL	First Floor	1,194	182.020	217,332
OFP	Open Porch	550	19.240	10,584
EFP	Enclos Porch	108	51.740	5,588

Net Sketched Area:	4,266			Total:	520,769
Size Ad	2414	Gross Are	4266	FinArea	2414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

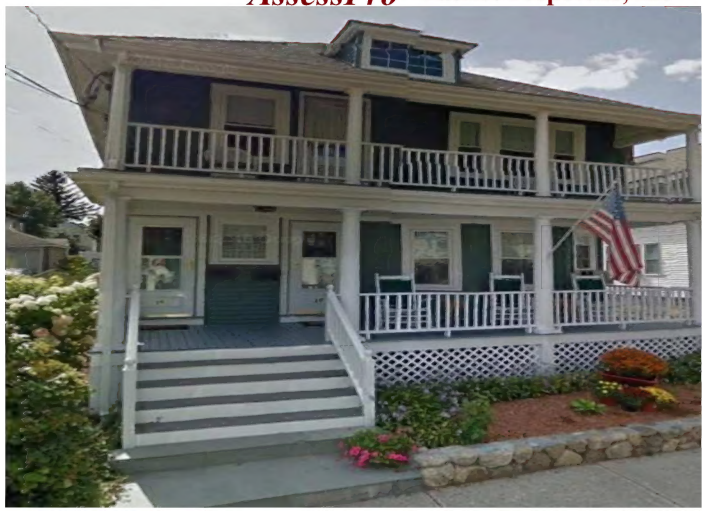
SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1919	21.94	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc